ATTACHMENT A



COUNTY OF SAN DIEGO CONSORTIUM CONSOLIDATED PLAN

FISCAL YEAR 2008-09

ANNUAL FUNDING PLAN STRATEGY

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
HOME INVESTMENT PARTNERSHIPS PROGRAM
EMERGENCY SHELTER GRANT PROGRAM
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM

COUNTY OF SAN DIEGO
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT



September 2007



STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES

- 1. Provide for the orderly development of adopted Neighborhood Revitalization Areas, recognizing priorities of the County, participating cities, and advisory groups.
- 2. Provide affordable, long-term housing opportunities for eligible, low- and moderateincome residents of the Urban County, with emphasis on low-income residents, in accordance with the San Diego County Consortium Consolidated Plan.
- 3. Aid in the rehabilitation of the housing stock with preference to projects within the Urban County.
- 4. Provide assistance to property owners or renters who may be relocated as a result of federally funded activities.
- 5. Stimulate economic development and community reinvestment.
- 6. Upgrade public facilities within Neighborhood Revitalization Areas.
- 7. Provide public services and facilities necessary for the direct support of housing or neighborhood revitalization activities, as opposed to social services not directly related to those activities.

COMMUNITY DEVELOPMENT BLOCK GRANT NEIGHBORHOOD REVITALIZATION AREA CRITERIA

Selected communities within the unincorporated area of San Diego County have been designated as "Neighborhood Revitalization Areas" (NRAs) in order to channel CDBG funds where they are most needed. NRAs have also been designated in the six participating cities for the same purpose. The criteria for selection of the NRAs include the following:

- 1. Primary benefit to lower-income households with income at or below 80% of area median income
- 2. Condition of housing
- 3. Adequacy of public facilities and services
- 4. Health, welfare, and safety needs
- 5. Lower-income employment opportunities
- 6. Cost/benefit potential
- Social indicators



- 8. Compatibility with the County's General Plan
- 9. Community interest

San Diego Urban County Community Development Block Grant (CDBG) funds will be allocated within NRAs, to implement the following activities:

Affordable Housing Development Residential Rehabilitation Public Improvements Economic Development Public Services
Planning Activities
Program Administration

1. Affordable Housing Development

[COUNTY STRATEGIC PLAN INITIATIVE: Promote safe and livable communities]

CDBG funds may be used for property acquisition, rehabilitation, and site improvements to stimulate housing development for lower-income persons. However, funds may also be used for pre-development costs, new construction, and other eligible housing activities if carried out by Community-Based Development Organizations. Project sites may be located outside designated NRAs.

2. <u>Residential Rehabilitation (Housing Preservation)</u> [COUNTY STRATEGIC PLAN INITIATIVE: *Promote safe and livable communities*]

CDBG funds may be used for a Residential Rehabilitation Program within the unincorporated area and participating cities, typically providing low-interest, deferred payment loans. Preference will be provided to projects that eliminate health and safety violations and promote energy conservation within designated NRAs.

3. Public Improvements

[COUNTY STRATEGIC PLAN INITIATIVES: Improve opportunities for children; Promote safe and livable communities; Promote natural resource management strategies that ensure environmental preservation, quality of life, and economic development]

CDBG funds may be used for eligible public improvements, such as parks, streets, community centers, drainage structures, etc., within designated NRAs. Feasibility studies and public improvements designed to support proposed housing development projects may also be funded. The Plan will also include \$200,000 specifically set aside in the Annual Funding Plan for County unincorporated area fire protection facilities and equipment.

Based on input received from the Board offices, the following specific public improvement activities are high priorities for funding in the County unincorporated area: libraries, parks and recreation facilities, and sidewalks. Other funding priorities include: youth centers, childcare centers, senior centers, flood/drainage improvements and street improvements.



4. Economic Development

[COUNTY STRATEGIC PLAN REQUIRED DISCIPLINE: *Promote safe and livable communities*]

CDBG funds may be used for eligible development projects that create jobs for lowincome persons, aid small businesses, and strengthen the fiscal base of an NRA. Economic development goals may also be accomplished through the funding of economic revitalization plans that identify strategies and actions that assist local business communities and residents they serve.

5. Public Services

[COUNTY STRATEGIC PLAN INITIATIVE: Promote safe and livable communities]

CDBG funds may be used for public services that directly relate to and support physical community revitalization or housing development activities, as opposed to social services not directly related to those activities.

6. Planning Activities

[COUNTY STRATEGIC PLAN INITIATIVE: Promote natural resource management strategies that ensure environmental preservation, quality of life, and economic development]

CDBG funds may be used for planning activities that may include preparation of economic revitalization plans or assessments of facilities and housing needs.

7. Program Administration

[COUNTY STRATEGIC PLAN REQUIRED DISCIPLINE: Maintain high level of operational excellence]

A portion of the CDBG entitlement will be set aside for community development planning, development of housing programs, program administration, and overhead costs.

CDBG APPLICATION PROCESS

The following review and recommendation process will be used for preparation of the Annual Funding Plan for CDBG Program funding of community development projects:

- 1. Assigned County staff will annually solicit community development proposals from within the Urban County through community meetings, mailings, and media releases in accordance with, and immediately following, approval of the annual CDBG Program Strategy.
- 2. Staff will review all submitted community development proposals for compliance with federal grant eligibility requirements, obtain additional information from the applicants as required, and transmit a listing of the proposals to the appropriate County departments for review to determine:



- a. If the proposed project appropriately addresses the identified problem;
- b. If the proposed project complies with existing State and County laws, ordinances, regulations, and policies;
- c. The feasibility of timely implementation of the project, including issues that would be expected to cause delays;
- d. Whether cost estimates are accurate;
- e. Departmental priority recommendations;
- f. Applicant's fiscal capacity; and
- g. Applicant's project administration experience and capacity.
- 3. County staff will visit community development proposal sites to identify physical circumstances that may bear on the final funding recommendation.
- 4. Following completion of the community development proposal review, including consideration of all relevant information available, staff will develop a list of all community development proposals received. The list shall be presented to the Board of Supervisors for consideration during a scheduled public hearing on the CDBG/HOME Investment Partnerships/Emergency Shelter Grant/Housing Opportunities for Persons with AIDS Annual Funding Plan, and shall include:
 - a. Eligible proposals recommended for funding, in accordance with general funding allocations included in the approved annual CDBG Program Strategy;

Eligible proposals, which are approved and submitted by participating city councils, which meet CDBG Program policy requirements and that are within the participating city's annual funding allocation, shall be included in the recommended listing;

Recommended community development projects that are located within the Urban County and high priority proposals, if any, located within other entitlement jurisdictions that will serve Urban County residents in approximate proportion to the requested funding;

- b. Eligible proposals that are not recommended for funding, but listed as "alternatives" and
- c. Proposals that do not comply with federal CDBG eligibility requirements.
- 5. A Notice of Funding Availability (NOFA) process is used by the County Department of Housing and Community Development to disburse CDBG and HOME Investment Partnerships funds for housing development activities. Emergency Shelter Grant



funds and Housing Opportunities for Persons with AIDS Program funds are disbursed through separate NOFAs.

	FINAL FY 2007-08 <u>ENTITLEMENT</u>	ESTIMATED FY 2008-09 ENTITLEMENT
Cities	\$621,022	\$621,022
Unincorporated	<u>1,981,446</u>	<u>1,916,610</u>
Total Community Development Projects	\$2,602,468	\$2,537,632
Total Housing Development/ Preservation Projects	\$1,680,601	\$1,745,437
Administration	<u>\$ 535,153</u>	<u>\$ 535,153</u>
Total	\$4,818,222	\$4,818,222



SAN DIEGO COUNTY CONSORTIUM FY 2008-09 HOME INVESTMENT PARTNERSHIPS PROGRAM STRATEGY

San Diego Urban County Consortium HOME Investment Partnerships (HOME) funds will be allocated to Consortium jurisdictions, local housing authorities, and for-profit and non-profit organizations within the Consortium area to implement the following activities:

Housing Acquisition Housing Rehabilitation Homeownership Assistance Rental Assistance Housing Construction Administration/Planning

Programs

COUNTY STRATEGIC PLAN. HOME Program activities address the County Strategic Plan Initiative: *Promote safe and livable communities*.

1. Housing Acquisition

HOME funds may be used for acquisition of existing housing units for lower-income persons and special needs groups, regardless if rehabilitation is needed.

2. Housing Rehabilitation

HOME funds may be used for housing rehabilitation costs incurred separately or in connection with the acquisition of existing housing for lower-income persons and special needs groups.

3. Housing Construction

Where acquisition and rehabilitation of the existing housing stock is not appropriate to meet the needs for affordable housing, HOME funds may be used for all eligible costs of new housing construction, including acquisition of unimproved real property, for lower-income persons and special needs groups. However, acquisition of vacant land must be undertaken only with respect to a particular housing project intended to provide affordable housing. "Land banking" is prohibited under the HOME Program.

4. Rental Assistance

HOME funds may be used for tenant-based rental assistance, security deposits, and eligible related costs. In particular, Urban County HOME funds may be set aside for Special Needs Tenant-Based Rental Assistance Programs, which provide rental subsidies to targeted special needs populations identified by the County Health and Human Services Agency. The amount of the set-aside in Fiscal Year (FY) 2008-09 will be determined prior to finalization of the 2008-09 Annual Funding Plan, and will be based on HOME funds available from previous allocations and a recommended level of Urban County HOME funding for this purpose in FY 2008-09.



SAN DIEGO COUNTY CONSORTIUM FY 2008-09 HOME INVESTMENT PARTNERSHIPS PROGRAM STRATEGY

5. <u>Homeownership Assistance Programs</u>

HOME funds may be used to support homeownership programs benefiting low- and moderate-income households.

6. Administration/Planning

HOME funds up to an allowed maximum of 10% of the HOME entitlement may be used for eligible HOME administration and planning costs, including direct administrative and overhead costs, public information, fair housing, and program development costs. A portion of these funds, up to one percent of the HOME entitlement, is collectively allocated to the six Consortium cities for HOME Program administration expenses. Each city will be entitled to an equal amount, on an asneeded basis.

7. <u>Notice of Funding Availability Process</u>

The Urban County HOME program funds and CDBG housing funds are distributed to affordable housing projects through a Notice of Funding Availability (NOFA) process. The Housing NOFA encourages housing applications for "senior housing," "family housing," "special needs housing," and those that incorporate Energy Efficient and/or On-site Energy Generation components.

8. Leverage

Whenever possible, HOME funds will be leveraged with other public and private funding sources to enhance program productivity. The HOME Program requires a minimum 25% of HOME funds to be matched with funds from other sources.

9. Area of Activity

The six HOME Consortium cities - Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista - are each allocated a portion of the HOME funds to be spent on affordable housing activities within the respective Consortium cities.

Affordable housing projects, funded with the Urban County portion of the entitlement, must be located within the jurisdiction of the Urban County of San Diego or serve residents of the Urban County. The Urban County includes the County unincorporated area and the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach. Due to the limited amount of funding available, affordable housing activities located outside these eligible areas may be considered only for those proposals that clearly demonstrate a benefit to "special needs" residents of the Urban County. In addition, there must be a substantial contribution from the local jurisdiction involved and a proportional sharing of affordable housing credits. Projects located in the Urban County will receive the highest priority in the award of the Urban County portion of the housing funds.



SAN DIEGO COUNTY CONSORTIUM FY 2008-09 HOME INVESTMENT PARTNERSHIPS PROGRAM STRATEGY

	FINAL FY 2007-08 <u>ENTITLEMENT</u>	ESTIMATED FY 2008-09 <u>ENTITLEMENT</u>
Consortium Cities Housing Projects	\$ 1,442,112	\$ 1,442,112
Urban County Housing Projects	<u>2,128,001</u>	<u>2,128,001</u>
Total Housing Projects	\$ 3,570,113	\$ 3,570,113
Program Administration	\$ 396,679	\$ 396,679
Total	\$ 3,966,792	\$ 3,966,792

The American Dream Downpayment Initiative (ADDI) is a recently established downpayment assistance component of the HOME Program. ADDI funds can be used for downpayment assistance toward the purchase of single-family housing by low-income, first-time homebuyers within the HOME Consortium. The funds will primarily be used to leverage funds in existing Consortium HOME first-time homebuyer programs.

	FINAL FY 2007-08 <u>ENTITLEMENT</u>	ESTIMATED FY 2008-09 ENTITLEMENT
Consortium Cities and Urban County Housing	\$72,878	\$72,878
Projects		
Total Housing Projects	\$72 878	\$72 878



SAN DIEGO COUNTY CONSORTIUM FY 2008-09 EMERGENCY SHELTER GRANT STRATEGY

San Diego Urban County Emergency Shelter Grant (ESG) funds will be allocated within the Urban County to implement a broad range of eligible activities that benefit homeless persons directly through local housing authorities or non-profit agencies. Preference is given to battered, homeless women and children. Eligible activities include:

Shelter Renovation, Conversion, or Rehabilitation Shelter Operations Essential Services

Homeless Prevention Homeless Program Staffing and Administration

COUNTY STRATEGIC PLAN. ESG Program activities address the County Strategic Plan Initiative: *Promote safe and livable communities.*

1. Renovation, Conversion, or Rehabilitation

ESG funds may be used for homeless shelter renovation, conversion, or rehabilitation costs.

2. <u>Shelter Operations</u>

ESG funds may be used for direct operational costs of homeless shelters within allowable funding maximums.

3. Essential Services

ESG funds may be used for the costs of essential services provided to homeless persons within allowable funding maximums.

4. Homelessness Prevention

ESG funds may be used for programs that prevent homelessness within allowable funding maximums.

5. Staffing and Administration

Up to five percent of the ESG allocation may be used for eligible ESG program staffing and operational costs directly related to funded shelters, and for grant administration.

6. <u>Leverage</u>

Whenever possible, ESG funds will be leveraged with other public and private funding sources to enhance program productivity. The ESG Program requires that 100% of ESG funds be matched with funds from other sources.



SAN DIEGO COUNTY CONSORTIUM FY 2008-09 EMERGENCY SHELTER GRANT STRATEGY

7. Areas of Activity

ESG funds may be used for activities outside of the Urban County when a proportionate benefit to residents of the Urban County, or to persons of original address in the Urban County, can be demonstrated. However, due to the difficulty of siting homeless facilities, existing homeless facilities serving regional needs may be recommended for funding regardless of location.

	FINAL FY 2007-08	ESTIMATED FY 2008-09
	<u>ENTITLEMENT</u>	<u>ENTITLEMENT</u>
Urban County Projects	\$ 198,631	\$ 198,631
Program	10,454	10,454
Administration		
Total	\$ 209.085	\$ 209.085



SAN DIEGO COUNTY CONSORTIUM FY 2008-09 HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM STRATEGY

The Housing Opportunities for Persons with AIDS (HOPWA) program provides housing assistance and supportive services for low-income persons with HIV/AIDS and their families. The HOPWA entitlement grants are provided by formula allocation to States and metropolitan areas with the largest number of cases and incidence of AIDS. Although the City of San Diego is the grantee for the HOPWA Program, an agreement with the City allows the County to administer and operate the program. HOPWA funds will be allocated regionally within San Diego County through local housing agencies or non-profit agencies. Activities eligible for HOPWA funds include:

Housing information services
Resource identification
Acquisition/rehabilitation
New construction
Rental assistance

Short-term rent, mortgage, and utility payments
Supportive services
Operating costs for housing
Administrative expenses

COUNTY STRATEGIC PLAN. HOPWA Program activities address the County Strategic Plan Initiative: *Promote safe and livable communities*.

The following activities may be carried out with HOPWA funds:

- Housing Information Services, including, but not limited to, counseling, information, and referral services to assist an eligible person in locating housing and supportive services.
- 2. <u>Resource Identification</u> to establish, coordinate, and develop housing assistance resources for eligible persons.
- 3. <u>Acquisition/Rehabilitation</u>, plus lease, and repair of facilities to provide housing and services.
- 4. <u>New Construction</u> of community residences, single-room occupancy housing units, and long-term affordable housing units (Americans with Disabilities Act compliance activities only).
- 5. Rental Assistance, project or tenant-based assistance, including assistance for shared housing arrangements.
- 6. <u>Short-term Rent, Mortgage, and Utility Payments</u> to prevent the homelessness of the tenant or mortgagor of a dwelling.
- 7. <u>Supportive Services</u>, including, but not limited to, health, mental health assessment, permanent housing placement, drug and alcohol abuse treatment and counseling, day care personal assistance, and nutritional services.
- 8. <u>Operating Costs for Housing,</u> including maintenance, security, operation, insurance, utilities, furnishings, equipment, supplies, and other incidental costs.



SAN DIEGO COUNTY CONSORTIUM FY 2008-09 HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM STRATEGY

9. <u>Administrative Expenses</u> Under the regulations, a HOPWA grantee may use up to 10% of the entitlement amount for program staffing and operational costs associated with grant administration. Although the City of San Diego is the grantee, the 1998 contract with the City delegated the administration, planning, coordination, and implementation of the HOPWA program to the County. Therefore the County is paid all grantee administrative fees. The contract specifies the following administrative funding allocations:

Grantee Administrative Costs 7%
Sponsor Administrative Costs 3%
Total Administrative Costs 10%

- 10. <u>Leverage</u>: Insofar as possible, HOPWA funds will be leveraged with other public and private funding sources to enhance program productivity.
- 11. <u>Area of Activity</u>: The funds will be allocated regionally within San Diego County, including the City of San Diego.

PRELIMINARY ESTIMATED STRATEGY ALLOCATIONS *

Total	\$ 2,551,000	\$ 2,551,000
Program Administration	<u>255,100</u>	255,100
Regional County of San Diego HOPWA Projects	FINAL FY 2007-08 <u>ENTITLEMENT</u> \$ 2,295,900	ESTIMATED FY 2008-09 <u>ENTITLEMENT</u> \$ 2,295,900

* The City of San Diego is the grantee for the HOPWA Program. The County administers and operates the program as per an agreement with the City.



SAN DIEGO COUNTY CONSORTIUM FY 2008-09 NEIGHBORHOOD REVITALIZATION AREA MAPS

NEIGHBORHOOD REVITALIZATION AREA MAPS



























